OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, Jan. 6, 1955

January 6, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Teel, and Thornton—8.

Ald. Kowalski (Council Committee).

Absent—Com. Oswald—1.

Ald. Sidwell and Stabler (Council Committee).

The proceedings of the regular meeting of December 23, 1954, were approved.

Attorney Leo Farhat, representing Kenneth Landells, presented their reasons for requesting rzoning of property in the 2600 block of Taylor Street from "A" One-Family Residence District to "G" Business District.

After some discussion, it was moved and supported that we recommend to the City Council that the petition by Kenneth Landells to rezone Lots 31 & 32, Assessor's Plat No. 34 of Lots 1, 2 & 3 (2600 block of Taylor Street—west side) from "A" One-Family Residence District to "G" Business District, be not granted because the requeted rezoning is not correlated with any overall scheme of land us districts and introduces a "spot" of "G" Business District zoning in an otherwise industrial and residential area.

Motion carried.

After considerable discussion, it was moved and supported that we recommend to the City Council that the petition by Don Foote Co. to rezone Lot 35, Assessor's Plat No. 11, except the north 71.5 feet of the east 150 feet thereof, and except the east 174½ feet which is now "A" Residential (1800 block of Comfort Street) from "I" Heavy Industrial to "A" One-Family Residence District, be granted.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Don Foote Co. to rezone Lot 35, Assessor's Plat No. 11, except the north 71.5 feet of the east 150 feet thereof, and except the east 174½ feet which is now "A" Residential (1800 block of Comfort Street) from "I" Heavy Industrial to "A" One-Family Residence District, be not granted because the requested rezoning is not in keeping with existing zoning on three sides, and it is the opinion of the Commission that the present zoning is the proper zoning.

Motion carried.

Mr. Jim Matthews of Matthews Stores, Inc., presented drawings of their proposed development on lots on N. East Street, which were requested to be rezoned from "B" One-Family Residence District to "F" Commercial District. It was moved and supported that we recommend to the City Council that the petition by Matthews Stores, Inc., to rezone Lots 58 & 59—B. L. Bates-Jackson Sub. (2700 block of N. East Street) from "B" One-Family Residence District to "F" Commercial District, be not granted because the requested rezoning is not in keeping with the zoning on the three sides, which is "B" One-Family Residence, and also that strip zoning along Arterial Highways for business purposes is undesirable unless there is a definitely developed shopping center which is, in this instance, not the case.

Motion carried.

Mr. S. N. Corey appeared before the Commission in behalf of his petitions to rezone property at the N.W. corner of Isbell and Cedar Streets from "C" Two-Family Residence District to "J" Parking District, and the property at the S.W.

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corner of Isbell and Cedar Streets from "C" Two-Family Residence District to "F" Commercial Dsitrict. It was moved and supported that we recommend to the City Council that the petition by S. N. Corey to rezone Lot 12, Block 2, Hall's South Side Addition (N.W. corner of Isbell and Cedar Streets) from "C" Two-Family Residence District to "J" Parking District, be granted because of the lack of available parking space on the street or otherwise for the present business needs of the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by S. N. Corey to rezone all that part of Lots 53, 54 & 55, Reo Park Addition lying west of the west line of U.S. No. 127—Cedar Street (1700 block of S. Cedar Street) from "C" Two-Family Residence District to "F' Commercial District, be not granted because rezoning would act to defeat the purpose for which Cedar Street, at great expense, was made a limited-access highway.

Motion carried.

A letter from attorneys for Leeland Steel & Iron Co. requesting that action on the petition for rezoning north of the 900 block of Banghart Street be deferred until the February Meeting, was read. It was moved and supported that the petition by Leeland Steel & Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) be tabled to the February Meeting.

Motion carried.

Mr. Kenneth Hewes of Auto-Owners Insurance Co. presented the requested layout of their proposed parking lot on S. Walnut Street. It was moved and supported that we recommend to the City Council that the petition by Auto-Owners Insurance Co. to rezone the west 132 feet of Lot 8, Block 138 (427 S. Walnut Street) from "D" Apartment District to "J" Parking District, be granted because it provides the necessary off-street parking for an established business.

Motion carried.

Attorney Charles Chamebrlain spoke in favor of the granting of the petition by Ida M. Gallagher to rezone property in the 100 block of Regent Street for parking. It was moved and supported that we recommend to the City Council that the petition by Ida M. Gallagher to rezone Lot 4 and the north one-half of Lot 5, Block 1, Hudson's Addition (100 block of Regent Street) from "B" One-Family Residence District to "J" Parking District, be granted, and that Lot 3, Block 1, Hudson's Addition, also be rezoned from "B" One-Family Residence District to "J" Parking District to provide necessary off-street parking for present business of petitioner.

Motion carried.

Mr. Robert Pierce and Mr. Kenneth Hope appeared before the Commission in favor of the petition of the Lansing Lumber Co. to rezone property at the N.E. corner of Jolly Road and Cedar Street from "A" One-Family esidence District to "H" Light Industrial District. It was moved and supported that we recommend to the City Council that the petition by Lansing Lumber Co. to rezone property beginning at a point at the intersection of the center line of Jolly Road and the east boundary line of the Michigan Electric Railway right-of-way, thence north 200 feet, thence east 270 feet, thence south 200 feet, thence west along the center line of Jolly Road 270 feet to the point of beginning; said premises being a portion of the southeast ¼ of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan, subject to all restrictions of record (N.E. corner of Jolly Road and S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District, be granted because the use was an existing use at the time the property was annexed to the City of Lansing.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Lansing Lumber Co. to rezone property beginning at a point at the intersection of the center line of Jolly Road and east boundary line of the Michigan Electric Railway right-of-way, thence north 200 feet, thence east 270 feet, thence south 200 feet, thence west along the center line of Jolly Road 270 feet to the point of beginning; said premises being a portion of the Southeast ¼ of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan, subject to all restrictions of record (N.E. corner of Jolly Road and S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District, be not granted because it is in an area zoned residential and the placement of a light industrial zoning classification in one "spot" in this area would be unwarranted and would be incompatible to surrounding City of Lansing zoning districts; and further recommend that the petitioner appeal to the Board of Appeals to determine if a hardship exists.

Motion carried.

Attorney Farhat appeared before the Commission and requested that the tabled

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petition by John Nosal to rezone Lot 64, Olds Park Addition (1100 block of Barnes Avenue) from "B" One-Family Residence District to "J" Parking District, be again tabled to the February meeting. It was moved and supported that the petition by John Nosal to rezone Lot 64, Olds Park Addition (1100 block of W. Barnes Avenue) from "B" One-Family Residence District to "J" Parking District, be tabled to the February meeting.

Motion carried.

Mrs. Trowbridge appeared before the Commission on behalf of her petition to rezone property at the N.W. corner of Jolly Road and Cedar Street from "A" One-Family Residence District to "C" Two-Family Residence District. After considerable discussion, it was moved and supported that the petition by E. C. Trowbridge to rezone property commencing 698 feet east of the south ¼ post of Section 33, T4N, R2W, thence north 408.3 feet, thence east 371 feet, thence south 60 feet, thence east 234½ feet, thence south to south line of said Section and thence west to place of beginning, except lands conveyed and easements given for highway purposes (5030 S. Cedar Street) from "A" One-Family Residence District to "C" Two-Family Residence District, be tabled to the February meeting so that more information about this property can be acquired.

Motion carried.

The tentative plat of Sherwood Village Sub. was briefly discussed. It was moved and supported that the tentative plat of Sherwood Village Sub. be tabled to the February meeting.

Motion carried.

It was moved and supported that the Chairman appoint a Public Relations Committee.

Motion carried.

It was proposed that a change be made in the Zoning Ordinance to provide written notification to people within 300 feet of property on which public hearing for rezoning will be held by the City Council. It was moved and supported that this matter be referred to the Committee on Ordinances and Charter.

Motion carried.

The meeting adjourned at 12:04 A.M.

VICTOR G. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, Jan. 20, 1955

January 20, 1955

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M., for the purpose of conducting a hearing on a proposed amendment to the Lansing City Plan, known as the Off-Street Parking Plan.

The principal discussion at this hearing concerned the proposal to include in the Off-Street Parking Plan of the Master Plan that area bounded by Kalamazoo St., Townsend St., Washtenaw St., and Capitol Ave.

The public hearing ended and adjourned at 10:05 P.M.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 10:15 P.M.

ROLL CALL

Present—Coms. Brisbin, Crego, Froh, Kowalski, Leadley, Obrecht, Teel and Thornton—8.

Ald. Bradshaw and Klock (Council Committee).

Absent—Com. Oswald—1.

Ald. Stabler (Council Committee).

The proceedings of the regular meeting of January 6, 1955, were approved.

It was moved and supported that Com. Obrecht be elected as Chairman of the Commission for the term of 1 year.

Motion carried.

It was moved and supported that Com. Froh be elected as Vice-Chairman of the Commission for the term of 1 year.

Motion carried.

It was moved and supported that the Planning Director be elected as Secretary of the Commission for the term of 1 year.

Motion carried.

After discussing the opinions expressed at the public hearing on the Off-Street Parking Plan, it was moved and supported that the matter of the Off-Street Parking Plan be tabled, pending receipt from the Parking Authority Commission of appraisal values, and that when those values are received that a report be made by the staff regarding Site A and any other area which the staff feels should be presented.

Motion carried.

It wa moved and supported that the Committee on Ordinances and Charter meet with the Charter Commission and advise them that, after consulting with Mr. Segoe, Planning Consultant, we reiterate our original recommendation that under the new Charter the appointments to the City Plan Commission be discretionary with the Mayor.

Motion carried.

It was moved and supported that the Population Report of the staff, dated December, 1954, be accepted by the Commission, and that the staff be commended for the fine work.

Motion carried.

Chairman Obrecht appointed Coms. Froh, Kowalski, and Brisbin as a Budget Committee to present the 1955-1956 Budget before February 20, 1955. It was moved and supported that the appointments be approved.

Motion carried.

Preliminary sketch of proposed plat plan of property owned by Walter Neller Co. and Midway Realty Co., west of Pleasant

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Grove Road at Mt. Hope Avenue, was presented and briefly discussed. It was moved and supported that a written report regarding this plat, be made by the staff at the meeting of the City Plan Commission on February 3, 1955.

Motion carried.

Tentative drawings for a plat the S.E. corner of Mt. Hope Avenue and Pleasant Grove Road were presented. It was moved and supported that this plat be referred to the Commission's Committee on Streets.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Pleasant Ridge Sub. No. 3 be approved.

Motion carried.

The meeting adjourned at 11:40 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF
Board of Electrical Examiners
OF THE CITY OF LANSING

Proceedings Jan. 18, 1955

January 18, 1955

Room 206

City Hall Annex

The regular meeting of the Board of Electrical Examiners was called to order by Chairman Garver.

Members Present—Messrs. Robert Garver, C. J. Richards, J. A. Wright, E. J. Baker, D. P. Robinson, and Inspectors Donald Deal and Claude Edwards.

Five men applied for examinations. Examinations started in another room.

Mr. Garver requested the Board's opinion on the Code definition regarding 70 ampere breaker use.

Mr. Deal brought up a discussion of type Mineral Insulated Metal Sheathed Cable.

Discussions on safety requirements for service risers, and the proposed State Electrical Inspection Law and its possible effect on cities having Electrical Ordinances. Also of the temporary services as used today.

Meeting adjourned at 8:15 P.M. Chairman Garver remained until the examinations were completed.

Respectfully submitted,

DONALD E. DEAL,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, Feb. 3, 1955

February 3, 1955,
City Hall Annex,
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Froh, Kowalski, Leadley, Obrecht, Teel, and Thornton—7.

Alderman Bradshaw. (Council Committee).

Absent—Commissioners Crego and Oswald—2.

Aldermen Klock and Stabler. (Council Committee).

The proceedings of the regular meeting of January 20, 1955, were approved.

The following committees were appointed by the Chairman, Sam Obrecht:

Public Lands and Buildings

Froh, Chairman
Teel and Crego

Zoning

Teel, Chairman
Leadley and Kowalski

Streets

Brisbin, Chairman
Froh, Oswald, and Thornton

Ordinances

Froh, Chairman
Teel, Crego, and Brisbin

Joint Committee with Park & School Board

Obrecht, Chairman
Teel and Leyrer

It was moved and supported that the Committee Appointments be approved.

Motion carried.

It was moved and supported that the petition by the McKay Coal & Fuel Co. to rezone the East 60 ft. of property commencing at a point 33 ft. South and 72.1 ft. East of the N.W. Corner of Section 17, T4N-R2W, Lansing Twp., Ingham County, Michigan; thence East 146.5 ft.; thence South 0 degrees 26 minutes East 483.3 ft.; West 150.5 ft.; thence North 0 degrees 7 minutes West 483.3 ft. to place of beginning, (2225 W. Saginaw St.) to "H" Light Industrial District, be tabled until the next meeting, and that the petitioner be asked to attend the meeting.

Motion carried.

Mr. William Porter, representing Oscar R. McHaney, appeared before the Commission in favor of the rezoning of property at the N.W. Corner of Logan & Hammond Sts. It was moved and supported that we recommend to the City Council that the petition by Oscar R. McHaney to rezone Lots 17 & 18, Block 4—Cadwell's Addition, (N.W. Corner of Logan and Hammond Sts.) from "B" One Family Residence District to "E-1" Drive-In Shop District, be not granted because the requested rezoning is not in keeping with the existing and developing character of this residential area and constitutes a request for strip zoning.

Motion carried.

Mr. Russell Lott, representing the Pure Oil Co., appeared before the Commission in favor of the rezoning of property at the S.W. Corner of Nipp Ave. & W. Main St. It was moved and supported that we recommend to the City Council that the petition by the Pure Oil Co. to rezone Lots 47 & 48—Taylor's Riverview Sub. No. 1, (S.W. Corner of Nipp Ave. & W. Main St.) from "B" One Family Residence District to "E-1" Drive-In Shop District, be not granted because the requested zoning is out of line with the pattern of existing zoning in this neighborhood and constitutes a request for spot zoning and would lend a strip character to this part of M. Main Street.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Lloyd J. Yariger to rezone Lots 28 & 29—Cedarbrook Sub., (N.E. Corner of Hamilton & S. Cedar Sts.) from "A" One Family Residence District to

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"E-1" Drive-In Shop District, be granted because this requested rezoning is in keeping with the existing character of this area and is surrounded on three sides by land uses which will not be adversely affected by "E-1" Drive-In Shop District zoning.

Motion carried.

Attorney Seymour H. Person, Col. James A. Person, Mr. Grant H. Longenecker, and Dr. Russell L. Finch were present and spoke in favor of the rezoning of Block 139 to "E" Apartment-Shop District. It was moved and supported that the petition to rezone Block 139 from "D-M" Multiple Dwelling District to "E" Apartment-Shop District be tabled until the next meeting and that the staff obtain all additional information concerning Land Use to which reference was made in the hearing.

Motion carried.

Mr. Gaylord Wortz appeared before the Commission in favor of his petition to rezone property at the N.W. Corner of W. Main and Everett Dr. It was moved and supported that we recommend to the City Council that the petition by Gaylord L. Wortz, to rezone Lots 33, 34, 35 and 36 of Midvale Sub. of Block 7 of the Townsend Sub., a part of Section 20, according to the recorded plat thereof, (N.W. Corner of W. Main St. and Everett Dr.) from "B" One Family Residence District to "E" Apartment Shop District, be not granted because the requested rezoning is not in keeping with the residential zoning district completely surrounding this property and would constitute spot zoning and give a strip zoning character to this portion of W. Main Street.

Motion carried.

Mr. Marvin Lieberman of Leeland Steel and Iron Co. and his attorney, Mr. Archie Fraser, again discussed with the Commission the proposed development plan for the extension of their property North of the 900 Block of Banghart St. After considerable discussion, it was moved and supported that the petition by Leeland Steel & Iron Co. to rezone property beginning at a point 50 ft. North of the S.E. Corner of Lot 32—Banghart Sub., thence North to a point 102.5 ft. North of the N.E. Corner of Lot 32—Banghart Sub., thence West 41 ft., thence South to a point 50 ft. North of the S.W. Corner of Lot 32—Banghart Sub., thence East 41 ft. to point of beginning, (North of the 900 Block of Banghart St.) from "B" One Family Residence District to "J" Parking District, be again tabled for further conference between the staff and petitioner to determine the desires of the petitioner and his final proposal and recommendation as to what he believes should be done.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by John Nosal to rezone Lot 64—Olds Park Addition, (1100 Block of W. Barnes Ave.) from "B" One Family Residence District to "J" Parking District, be not granted because there is adequate parking area and the rezoning would not be in keeping with surrounding zoning on three sides.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by E. C. Trowbridge to rezone property commencing 698 ft. East of the S. ¼ post of Section 33, T4N, R2W, thence North 408.3 ft., thence East 371 ft., thence South 60 ft., thence East 234½ ft., thence South to South line of said Section and thence West to place of beginning, except lands conveyed and easements given for Highway purposes, (5030 S. Cedar St.) from "A" One Family Residence District to "C" Two Family Residence District, be not granted because the requested rezoning is not necessary for the purpose for which the property is desired to be used.

Motion carried.

A new tentative plat for Sherwood Village Sub. was submitted by Mr. Don Foote. It was moved and supported that the plat be tentatively approved.

Motion carried.

A new tentative plat for Colonial Village No. 6 was submitted by the Walter Neller Co. It was moved and supported that the plat be tentatively approved.

Motion carried.

Tentative drawings and revisions thereof of the Colonial Village No. 7 Sub. on the Brenner Farm, South of Mt. Hope Ave. and West of Pleasant Grove Rd., were discussed. It was moved and supported that we recommend to the City Council that an overall layout be presented to the City by the Walter Neller Co. and Midway Realty Co. and that the plan shall contemplate that Cooper St. be extended across Pleasant Grove Rd. into the new area and consideration be given to the layout proposed and Bedford St. be extended into the new subdivision and that consideration be given to the School Board and Park site as proposed by the City Plan Commission.

Motion carried.

A tentative plat of Walter Holmes Road Sub. No. 2 was submitted by Mr. Harold Walters. It was moved and supported that the plat be tentatively approved.

Motion carried.

The meeting adjourned at 12:15 A.M.

VICTOR C. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, Feb. 18, 1955

February 18, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Coms. Brisbin, Crego, Froh, Leadley, and Obrecht—5.

Absent—Coms. Kowalski, Oswald, Teel, and Thornton—4.

Ald. Bradshaw, Klock and Stabler (Council Committee).

The proceedings of the regular meeting of Feb. 3, 1955, were approved.

The Director summarized briefly the important points regarding the work in connection with the new Master Plan, contained in the report of Mr. Segoe, Planning Consultant.

The advisability of the staff giving some study to possible ways and means of creating an Area Planning Organization was discussed.

It was moved and supported that the bill for initial professional services by Ladislas Segoe, Planning Consultant, in the amount of $1,000.00, be paid.

Motion carried.

Mr. LaRoy Froh, Chairman of the Committee on Ordinances, reported on the recent meetings of his Committee. It was moved and supported that the report of the Ordinance Committee, relative to the proposed revision of Section 26 of the Lansing Zoning Ordinance, be referred back to the Committee and the matter of a filing fee for petitions for rezoning be considered and submitted to the City Attorney for his opinion before it is again reported to the Commission.

Motion carried.

The Director reported on some of the problems in connection with recommendation for a fire station site north of the C & O Railroad at this time.

It was moved and supported that the staff continue with their investigation and prepare a report to the Commission.

Motion carried.

It was moved and supported that the Commission approve the suggestion of the Director that an Annual Report be prepared and submitted to the Commission for its consideration.

Motion carried.

Mr. LaRoy Froh, Chairman of the Budget Committee, reported on the proposed Budget for the year 1955-1956. It was moved and supported that the report of the Committee be adopted.

Motion carried.

Several other items of interest to the Commission were discussed.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, March 3, 1955

March 3, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Brisbin, Froh, Kowalski, Leadley, Obrecht, and Thornton—6.

Ald. Klock (Council Committee).

Absent—Coms. Crego, Oswald, Teel—3.

Ald. Bradshaw and Stabler (Council Committee).

The proceedings of the regular meeting of Feb. 18, 1955, were approved.

It was moved and supported that the petition by George T. Smith to rezone Lots 33 & 34, Pleasant Ridge Sub. (north of the N.E. corner of Jolly Road and S. Pennsylvania Avenue) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be tabled to permit the petitioner to complete and submit his plans.

Motion carried.

Mr. Charles R. Green, representing Dr. Robert Gardner, appeared before the Commission in favor of the rezoning of property at the S.W. corner of LaSalle Blvd. and E. Saginaw Street. It was moved and supported that we recommend to the City Council that the petition by Robert Gardner to rezone Lots 46 & 47, Midway Sub. No. 1 (S.W. corner of LaSalle Blvd. and E. Saginaw Street) from "A" One-Family Residence District to "C" Two-Family Residence District, be not granted because the requested rezoning would not be in keeping with the single family zoning districts surrounding this property on all sides and constitutes a request for spot zoning.

Motion carried.

Mr. Farrell Strunk and Kenneth Kueffer, representing Mr. Floyd C. Bailey, appeared before the Commission in favor of the rezoning of property at 2310 E. Saginaw Street. It was moved and supported that we recommend to the City Council that the petition by Floyd C. Bailey to rezone Lots 77 & 78, Foster Farms Addition (2310 E. Saginaw Street) from "B" One-Family Residence District to "E-1" Drive-In Shop District, be not granted because the requested rezoning would not be compatible to surrounding residentially zoned properties and is a request for spot zoning.

Motion carried.

Mr. Cecil McKay appeared before the Commission and presented his plans for developing his property at 2225 W. Saginaw Street for a Home Development and Do-It-Yourself Shop. It was moved and supported that we recommend to the City Council that the petition by McKay Coal and Fuel Oil Co. to rezone the east 60 feet of property commencing at a point 33 feet south and 72.1 feet east of the N.W. corner of Section 17, T4N, R2W, Lansing Twp., Ingham County, Michigan; thence east 146.5 feet; thence south 0 degrees 26 minutes east 483.3 feet; west 150.5 feet; thence north 0 degrees 7 minutes west 483.3 feet to place of beginning (2225 W. Saginaw Street) from unzoned to "H" Light Industrial District, be granted because the requested rezoning is next to existing industrial district zoning and is a logical use of land near the Manufacturer's Belt Line Railroad, and there is a sufficient buffer area in land set aside for park use between the Light Industrial use and residential area.

Motion carried.

Mr. Archie Fraser, attorney for Leeland Steel and Iron Co., again discussed with the Commission their proposed development plan for the extension of their property north of the 900 block of Banghart Street. After discussion of various plans, it was moved and supported that the petition by Leeland Steel and Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point

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102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) from "B" One-Family Residence District to "J" Parking District, be again tabled and that the petitioner be asked to present to the City Council a new petition stating the exact legal description of the property to be rezoned and the classification to which it is to be rezoned.

Motion carried.

The Director reported that letters regarding possible future use of Block 139 have been written to Mr. Jack A. Smith, President of the Lansing Board of Education, and to Mr. A. N. Langius, Director of Building Division, Department of Administration of the State of Michigan, and that no replies have been received at this time. It was moved and supported that the petition to rezone Block 139 from "D-M" Multiple Dwelling District to "E" Apartment-Shop District be again tabled until replies to the requests have been received.

Motion carried.

The Director reported that he had again contacted Mr. W. H. Forgrave regarding the petition to rezone property in the 1300 block of E. Kalamazoo Street from "C" Two-Family Residence District to "D-M" Multiple Dwelling District, and was informed that the petitioner is not interested in this matter at this time. It was moved and supported that we recommend to the City Council that the east 148 feet of Lot 6; the east 177 feet of Lots 4 & 5; the east 28.5 feet of Lot 10; the east 103 feet of Lot 9, all in Assessor's Plat No. 18 (1300 block of E. Kalamazoo Street) remain in its present zoning classification because the petitioner is not interested in rezoning of this property at this time.

Motion carried.

It was moved and supported that we rescind our action of November 2, 1950, to rezone Lots 10 & 11, Block 151 (500 block of S. Grand Avenue) and that we recommend to the City Council that the property remain in its present zoning classification because of no further interest of the petitioners.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Walter Holmes Road Sub. No. 2 be approved.

Motion carried.

The Director brought to the attention of the Commission plans for the proposed N. 5 Fire Station on Todd Avenue, which had been received, together with a letter, from the City Engineer. The Chairman ruled that since this matter was not a referral from the City Council, it is not properly before us, and therefore, no action can be taken.

The meeting adjourned at 11:10 P.M.

VICTOR G. LEYRER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings March 17, 1955

March 17, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Brisbin, Crego, Kowalski, Leadley, Obrecht, Teel, and Thornton—7.

Ald. Klock and Stabler (Council Committee).

Absent—Coms. Froh and Oswald—2.

Ald. Bradshaw (Council Committee).

The proceedings of the regular meeting of March 3, 1955, were approved.

Report of the staff's study of the interest in and possible ways and means of creating an area planning organization was given by the Director. It was suggested that any information regarding area planning be given to the Citizens' Committee now working toward this end.

The Director reported on the matter of filing fee for petitions for rezoning and his conversation with the City Attorney and findings in ordinances of other communities. No action was taken and the matter was left with the Committee on Ordinances.

After discussing the survey and analysis of the factors involved in the securing of land and the erection of a fire station in the First Ward, north of the railroad track, it was moved and supported that such a program be not initiated at the present time for the following reasons:

1. The present No. 2 Fire Station is in usable condition and within reasonable distance of the area mentioned above.
2. The Arterial Street System is not far enough along in this area to competently plan for an integrated Fire Station and Arterial Street System at this time.
3. Plans for future grade separations in this area are not advanced enough to realistically plan for the location of a Fire Station in this area at the present time.
4. The possible "unification" of the City of Lansing with Lansing Township area north of the north City limits would considerably affect the location of a Fire Station and makes it inadvisable to plan for a station at this time.
5. The City Plan Commission is at present attempting to gather the personnal and information required to prepare a Master Plan for Lansing. If the Commission is successful, a Master Plan will be completed in two to three years and at that time the Commission will be in a position to competently recommend a site for the possible relocation of Fire Station No. 2. Until thi Master Plan is completed, it would be unwise to choose a site for the location of a Fire Station in the north end, as a location chosen now may lated conflict with the proposals set forth in a Master Plan.

Motion carried.

It was moved and supported that the Annual Report for 1954, as submitted by the staff, be published and distributed.

Motion carried.

An estimated appraisal value of Block 127 from the Parking Commission and the staff recommendation, regarding inclusion of Block 127 in the Master Plan of Off-Street Parking, was given. Since no definite appraisal values in this block are available as yet, this tabled matter was not discussed further.

After reviewing the plans of the No. 5 Fire Station, it was moved and supported

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that we approve the plans, as to character and extent, for the No. 5 Fire Station and recommend that the Board of Police and Fire Commissioners be advised to make provision for the storage of voting equipment in the event it becomes necessary to establish a voting precinct at this location.

Motion carried.

Since there had not been time for the staff to tudy the plans for the Saginaw Saginaw Street Grade Separation and Improvement Project, these plans were explained in considerable detail by the City Engineer. It was moved and supported that we approve the plans, as to location, character, and extent, of the Saginaw Street Grade Separation and Improvement Project.

Motion carried.

Preliminary plans for the E. Main Street Extension and the Grand Street Extension and the question of necessity of extending Cypress Street from Roosevelt Avenue to Lansing Avenue were referred to the Commission's Streets Committee.

It was moved and supported that copies of the letter and Program of Studies from Ladislas Segoe, Planning Consultant, to the City Plan Commission, be made for distribution to the City Council, City Boards and Commissions, Board of Realtors, and other interested parties.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Colonial Village No. 6 be approved.

Motion carried.

The meeting adjourned at 10:50 P.M.

VICTOR G. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings April 7, 1955

April 7, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Brisbin, Froh, Kowalski, Leadley, Obrecht, Oswald, Teel and Thornton—8.

Ald. Bradshaw and Klock (Council Committee).

Absent—Com. Crego—1.

Ald. Stabler (Council Committee).

The proceedings of the regular meeting of March 17, 1955, were approved.

Mr. William J. Porter, Jr., Realtor, and Mr. Siegel, representing the prospective purchaser of property at the N.E. corner of Paris and S. Cedar Streets, explained the zoning requirements of the prospective purchaser.

After discussion on off-street parking requirements, it was moved and supported that we recommend to the City Council that property commencing on the north line of Lot 234, South Parkwood Sub., and 50 feet east of the center line of Cedar Street (U.S. 127) as surveyed by the State Highway Department, thence south 95 feet on a line running parallel to the center line of S. Cedar Street as surveyed, thence esat 87.5 feet, thence north 65 feet, thence west 12 feet, thence north 30 feet, thence west 75.5 feet to point of beginning, be rezoned from "E-1" Drive-In Shop District to "F" Commercial District, and the balance of the property described as the south 39.2 feet of Lot 235; entire Lot 234; also, beginning at a point on the east line of Cedar Street 865.6 feet south of the east and west quarter line of Section 28, T4N, R2W, City of Lansing, thence east 165 feet, thence south 100.4 feet; thence west 165 feet; thence north 101.3 feet to the place of beginning, except lands heretofore conveyed and released for highway purposes (N.E. corner of Paris and Cedar Streets) be rezoned from "E-1" Drive-In Shop District to "J" Parking District, a 3 foot masonry wall to be erected along the east line and the east 45 feet of the north line of the "J" Parking District; also that a 2 foot walk with an 8 inch curb on the inside of the walk be erected along the south line of the "J" Parking District because this would be in keeping with the existing character of this area and surrounding property will not be adversely affected.

Motion carried.

It was moved and supported that the petition by John J. Alleva, owner, and Robert C. Dyer, propective purchaser, to rezone Lots 1 & 2, Spencer's Sub. (2106 N. East Street) from "B" One-Family Residence District to "F" Commercial District, be tabled until development plans are presented.

Motion carried.

Mr. Lyle Austin and Mr. Miller of the United States Post Office Department appeared before the Commission in support of their request for rezoning a parcel of the Butterfield Theatre property in the 2300 block of S. Cedar Street from "F" Commercial District to "H" Light Industrial District for their service garage.

It was moved that this request be tabled, and that further study by the staff be given to the exact locations of the new buildings to be built, plans with respect to ingress and agress, plans for patron and employee parking facilities, and classification of the Postal Department's "A" and "B" Motor Vehicle Service facilities.

Motion carried.

It was moved that the petition by Dale H. Griffin to rezone Lot 74, Fairfield Sub. (519 Riley Street) from "B" One-Family Residence District to "J" Parking District, be tabled until a petition is filed which will permit compliance with Paragraph 1 of Section 10A of the Zoning Ordinance.

Motion carried.

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Mrs. Naomi Davis appeared before the Commission in favor of her petition to rezone property at 1517 Lyons Avenue.

It was moved that we recommend to the City Council that the petition by Mrs. Naomi Davis to rezone Lot 5, Block 4, Assessor's Plat No. 28 (1517 Lyons Avenue) from "C" Two-Family Residence District to "D" Apartment District, be not granted because the establishment of a "D" Apartment District in this area constitutes spot zoning.

Motion carried.

Mr. Sam Crawford and Mr. Shaver of the Oldsmakers Federal Credit Union, and Mr. Ed Boehm, representing Mr. R. B. McPherson, owner, appeared before the Commission in favor of rezoning of property in the 200 block of Verlinden Avenue.

It was moved and suppirted that we recommend to the City Council that property beginning at the S.E. corner of Lot 6, thence southwesterly to a point on the south line of Lot 11, 54.5 feet east of the S.W. corner of Lot 11, thence southeasterly to a point on the northerly line of Inverness Avenue 94 feet from the southernmost point of Lot 12, thence northeasterly along said line of Inverness Avenue to the point of intersection of the west line of a public alley, thence north along the west line of said alley to the point of beginning (200 block of Verlinden Avenue) be rezoned from "B" One-Family Residence District to "E" Apartment-Shop District, and that the balance of Lots 7, 8, 9, 10, 11, and 12 of McPherson's Replat of Lots 16 to 45 inclusive, McPherson's Sub., be rezoned from "F" Commercial District to "E" Apartment-Shop District, because this rezoning makes a logical division of zoning districts in this block.

Motion carried.

Ald. Kowalski arrived.

Attorney John Eliasohn, representing Mr. Lloyd Yariger, appeared before the Commission in favor of the rezoning of the property at the N.E. corner of Hamilton and S. Cedar Streets.

It was moved and supported that the petition by Lloyd J. Yariger to rezone Lot 28 and Lot 29, Cedarbrook Sub. (N.E. corner of Hamilton and S. Cedar Streets) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be tabled for further study.

Motion carried.

Attorney Victor C. Anderson and George J. Burke, owner, appeared before the Commission in favor of the petition to rezone property at 1023 W. Ottawa Street.

It was moved and supported that we recommend to the City Council that the petition by George J. Burke and Amy F. Burke, owners, and Maynard N. Stauffer and Cornelia Stauffer, prospective purchasers, to rezone the west 82.5 feet of the north 108.38 feet of Lot 4, Block 7, Claypool's Sub., (1023 W. Ottawa Street) from "C" Two-Family Residence District to "D-M" Multiple Dwelling District, be not granted as this would be spot zoning in Two-Family Residence District.

Motion carried.

It was moved and supported that the petition by Gerald K. Miller and Beulah L. Miller to rezone Lot 27, Metlin's Sub. (1029 E. Saginaw Street) from "C" Two-Family Residence District to "J" Parking District, be tabled and referred to th staff to report at the next meeting regarding the overall zoning in this block.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Maynard J. Reed and Dorothy C. Reed to rezone Lot 28, Metlin's Sub. (1031 E. Saginaw Street) from "C" Two-Family Residence District to "F" Commercial District, be granted.

Motion carried.

Mr. Archie Fraser and Mr. Marvin Lieberman appeared before the Commission to explain their new petition for rezoning property at the east end of Harris Street.

It was moved and supported that we recommend to the City Council that property commencing at a point 50 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 156 feet, thence north 95 feet, more or less, thence north 55 degrees 11 minutes west 40.2 feet, thence north 0 degrees 10 minutes west 30 feet, thence north 55 degrees 3 minutes east 40.25 feet, thence north 257 feet, thence east 156 feet, thence south 405 feet to point of beginning (east end of Harris Street) be rezoned from "F" Commercial and "B" One-Family Residence Districts to "G-2" Wholesale District, and that the west 25 feet of Lot 26, B. L. Bates-Jackson Sub., be rezoned from "I" Heavy Industrial District to "B" One-Family Residence District; and that a board fence and shrubbery be set on the edge of all property being rezoned to "G-2" Wholesale District and abutting on residentially zoned property, as well as a board fence and shrubbery on the line 25 feet east of the west line of Lot 26, B. L. Bates-Jackson Sub., with a deposit given to the City to cover cost of such board fence and shrubbery, the cost of which would be determined by the Building Inspector, City Engineer, and Superintendent of Parks and Cemeteries.

Motion carried.

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It was moved and supported that we recommend to the City Council that the petition by Leeland Steel & Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) from "B" One-Family Residence District to "J" Parking District, be not granted because parking area would be provided on their property zoned "G-2" Wholesale District.

Motion carried.

It was moved and supported that the petition to rezone Block 139, Original Plat, City of Lansing, from "D-M" Multiple Dwelling District to "E" Apartment-Shop District, be again tabled, pending receipt of letter from Mr. Adrian N. Languis, Director, Building Division, Department of Administration, State of Michigan, confirming his telephone conversation with the Planning Director.

Motion carried.

It was moved and supported that the petition by George T. Smith to rezone Lots 33 and 34, Pleasant Ridge Sub. (north of the N.E. corner of Jolly Road and S. Pennsylvania Avenue) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be tabled until plans for its development are received.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Shirley Park Sub. be approved.

Motion carried.

The meeting adjourned at 12:35 A.M.

VICTOR G. LEYRER,
Secretary.

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proposition, which is not a function of the Commission.

The Commission authorized a meeting with Mr. L. C. Jeffreys to discuss property known as Lawrence property.

A general discussion of off-street parking financing was carred on, which was very informative and stimulating.

Meeting adjourned at 3:40 P.M.

Respectfully submitted,

MUNICIPAL PARKING
AUTHORITY COMMISSION,

Allen T. Hayes, Secretary.

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings April 21, 1955

April 21, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Brisbin, Crego, Kowalski, Leadley, Obrecht, Oswald, Teel, and Thornton—8.

Absent—Com. Froh—1.

Ald. Bradshaw, Klock, and Stabler—(Council Committee).

The proceedings of the regular meeting of April 7, 1955, were approved.

It was moved and supported that we suspend our rules regarding business at the second monthly meeting of the City Plan Commission and add to the agenda the zoning matter of the United States Post Office regarding property in the 2300 block of S. Cedar Street.

Motion carried.

After considerable discussion with Mr. Lyle Austin, Lansing Postmaster, and Mr. Chandler of the United States Postal Department, it was moved and supported that the matter be referred to the staff for further study.

Motion carried.

It was moved and supported that we recommend to the City Council that Roselawn Street be opened across Lot 10, Assessor's Plat No. 12, to provide street access for abutting property owners.

Motion carried.

It was moved and supported that we recommend to the City Council that property at the end of Marcus Street west of Clemens Street be not vacated since it might be advisable at some future date to open Marcus Street to the west.

Motion carried.

It was moved and supported that we recommend to the City Council that Cypress Street be not extended to the west as it is not necessary or feasible.

Motion carried.

After considerable discussion on the extension of Grand Avenue north of Saginaw Street, it was moved and supported that we approve the plans for the extension of Grand Avenue from Saginaw Street to Madison Street but recommend that completion for use should be postponed until traffic conditions warrant the necessity; and further recommend that no action be taken on the extension of the

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balance of Grand Avenue from Saginaw Street to Grand River Avenue and that when, and if, the parking area between Grand River Avenue and Maple Street, which may be needed at a future date, is developed, entrance to such area by street or alley will be necessary at that time.

Motion carried.

After discussion of the extension of E. Main Street, it was moved and supported that we approve the preliminary plans of the E. Main Street extension as to route and structure from the present Main Street Bridge to Raider Street and as to route for the remainder, provided that the structure meets interstate highway requirements.

Motion carried.

The possibility of securing land and the erection of a fire station in the First Ward, north of the C & O tracks, was again discussed at length. It was moved and supported that this matter be tabled until more information about the area is available.

Motion carried.

The proposed Master Plan of Off-Street Parking was again discussed. It was moved and supported that the matter be tabled.

Motion carried.

Several other items of interest to the Commission were briefly discussed.

The meeting adjourned at 11:00 P.M.

VICTOR G. LEYRER,
Secretary.

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TREASURER

Dudley Paper Company 12.76

By Ald. Hauser—

Resolved by the City Council of the City of Lansing:

That the foregoing claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant.

Adopted by the following vote:

Yeas—Ald. Bayles, Becker, Bradshaw, Brooks, Dean, Hauser, Kircher, Klock, Kowalski, Moore, Murninghan, Peck, Perrin, Poxson, Preuss, Sidwell, Stabler—17.
Nays—None.

Council adjourned at 9:45 P.M.

MILLIE M. BROWN,
City Clerk.

May 9th, 1955.
Lansing, Michigan.

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings May 5, 1955

May 5, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Brisbin, Crego, Froh, Kowalski, Leadley, Obercht, Oswald, Teel—8.

Ald. Klock (Council Committee).

Absent—Com. Thornton—1.

Ald. Bradshaw and Stabler (Council Committee).

The proceedings of the regular meeting of April 21, 1955, were approved.

It was moved and supported that we recommend to the City Council that the petition to rezone the north 200 feet of the south 485.75 feet of Lot 44, Assessor's Plat No. 11 (1300 block of Sunset Avenue) from "A" One-Family Residence District to "H" Light Industrial District, be granted because the requested rezoning is a logical use of this property located in an industrially developed area and abutted on two sides by industrial zoning.

Motion carried.

Com. Crego arrived.

Mr. Wilkinson of the American Red Cross appeared before the Commission to explain plans and layout for the proposed new building in the 1800 block of E. Grand River Avenue. It was moved and supported that we recommend to the City Council that the west 192 feet of property described as commencing at a point on the south line of Grand River Avenue (M-16) 99.6 feet west of the east line of Sec. 10, T4N, R2W, City of Lansing, Ingham County, Michigan, thence westerly along the south line of said Grand River Avenue (M-16) 304.7 feet, more or less, to a point 350 feet east of the S.E. corner of Marshall Street and said Grand River Avenue (M-16), thence southerly parallel with Marshall Street 450 feet, thence easterly parallel with said Grand River Avenue (M-16) to a point 99.6 feet west of the east line of Sec. 10, thence northerly 450 feet to point of beginning (1800 block of E. Grand River Avenue) be rezoned from "B" One-Family Residence District to "D" Apartment District, and that the balance of this property be rezoned from "B" One-Family Residence District to "J" Parking District, providing for 3 feet high dense shrubbery planting on the north side and 5 feet high dense shrubbery planting on the east side of the parking area as shown on the sketch, with the parking layout moved 5 feet to the east to provide a 25-foot drive along the west side of the parking area. The recommended rezoning will allow this property to be used for an institutional type of development which

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will be compatible to existing uses in this area.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Melling Forging Co. to rezone Lots 1, 2, and the south 30 feet of Lot 3, Block 5, Lincoln Heights Sub. (1700 block of Thompson Street) from "F" Commercial District to "I" Heavy Industrial District, be granted because the requested zoning is in keeping with the "I" Heavy Industrial District zoning surrounding this property on two sides and is a logical extension of this "I" Heavy Industrial District.

Motion carried.

It was moved and supported that the petition by Martin Block Co. to rezone Lots 385, 386, and 387, Excelsior Land Co's Sub. (900 block of McCullough Street) from "B" One-Family Residence District to "H" Light Industrial District, be tabled for building layout on plot plan.

Motion carried.

It was moved and supported that we recommend to the City Council that the property owned by Leo W. Rosier and Lulu B. Rosier, beginning at a point on a line 21 feet west and parallel to the east line of Lot 3, James M. Turner's Sub. 450 feet, more or less, north of the north line of N. Grand River Ave., thence north 50 feet to the present industrially zoned line, thence northwesterly on a line thence northwesterly on a line parallel to the north line of N. Grand River Avenue to the west line of Lot 3, James M. Turner's Sub., thence south 145 feet on the west line of Lot 3, James M. Turner's Sub., thence southeasterly to point of beginning (rear of 2026 N. Grand River Avenue) be rezoned from "A" One-Family Residence District to "G-2" Wholesale District, because the recommended rezoning is in keeping with the existing "I" Heavy Industrial District zoning abutting this property.

Motion carried.

Mr. Willam Porter appeared before the Commission in support of the rezoning of property at the N.W. corner of Hammond and Logan Streets. After considerable discussion, it was moved and supported that we recommend to the City Council that the petition to rezone Lots 17 & 18, Block 4, Cadwell's Addition (N.W. corner of Hammond and Logan Streets) from "B" One-Family Residence District to "E-1" Drive-In Shop District, be granted.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by the United States Post Office Department to rezone a part of property on S. Cedar Street known as the Southtown Theatre property (rear of 2300 block of S. Cedar Street, near Maplewood Avenue) from "F" Commercial District to "H" Light Industrial District, be not granted because the establishment of an "H" Light Industrial District in this area is unwarranted and would constitute spot zoning and a traffic hazard adjacent to a residential and school area.

Motion carried.

It was moved and supported that we recommend to the City Council that the petitions by Dale H. Griffin to rezone Lot 74 and the east 15 feet of Lot 75, Fairfield Subdivision (519 Riley Street) from "B" One-Family Residence District to "J" Parking District, be granted, providing for a 4-foot masonry wall on the north, east, and south sides, the east wall to be 2 feet west of the sidewalk with low shrubbery in this 2-foot strip.

Motion lost.

Mr. William Schlichting explained briefly the request for rezoning property at the N.E. corner of Hamilton and S. Cedar Streets. It was moved and supported that we recommend to the City Council that the petition by Lloyd J. Yariger to rezone Lots 28 & 29, Cedarbrook Sub. (N.E. corner of Hamilton and S. Cedar Streets) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be not granted because the requested zoning would not be compatible with the zoning and use of property to the north and to the east and could act as a deterrent to the desirable development in the two-block area to the south.

Motion carried.

The staff presented a sketch of a proposed over-all parking and alley program on the north side of the 1000 block of E. Saginaw Street, the development of which was found to be not possible. It was moved and supported that we recommend to the City Council that the petition by Gerald K. Miller and Beulah L. Miller to rezone Lot 27, Metlin's Sub. (1029 E. Saginaw Street) from "C" Two-Family Residence District to "J" Parking District, be granted, providing for a 4-foot masonry wall on the north line of the property, a 2-foot masonry wall on the west line of the property and a 12-inch masonry wall on the south line of the property from the S.W. corner to the opening for the entrance because a "J" Parking District in conjunction with the commercially zoned property to the east is a logical use of this property, although the property appears to be of a minimum size for parking purposes.

Motion carried.

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It was moved and supported that we recommend to the City Council that the petition to rezone Block 139, City of Lansing, from "D-M" Multiple Dwelling District to "E" Apartment-Shop District, be not granted. The requested rezoning would be incompatible to the zoning surrounding this block on three sides and is unwarranted in the light of existing land use and the developing character of this area. Walnut Street serves as an appropriate dividing line between zoning districts with parking areas developing along the east side of the street and effectively delineating the business area to the east. This block is too far from the Central Business District to permit "E" Apartment-Shop District uses in it, and no valid reason is apparent at this time that a need for this type of use exists in this area. Provisions for adequate parking and off-street loading and unloading facilities are not contained in this block, which makes it unfit for business uses.

Motion carried.

It was moved and supported that the petition by George T. Smith to rezone Lots 33 & 34, Pleasant Ridge Plat (north of the N.E. corner of Jolly Road and S. Pennsylvania Avenue) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be tabled as requested by the petitioner.

Motion carried.

The Director pointed out that it is the desire of the Fourth Ward Aldermen that property at the N.E. corner of Westmoreland and Saginaw Streets be not rezoned and be retained by the City as a possible future parking site. It was moved and supported that we recommend to the City Council that Lots 142 & 143, Oakdale Addition (N.E. corner of Saginaw and Westmoreland Streets) remain in its present zoning classification.

Motion carried.

A new tentative plat for the area north of Jenison Avenue and Redwood Street was submitted by Donovan Volker. It was moved and supported that the plat be tentatively approved, and that the proposed platter be requested to contact the owner of the 25-foot strip for the development of the south half of Lamont Street, between the proposed platter's property and Comfort Street, and arrange to include this strip in the dedication for street purposes.

Motion carried.

A new tentative plat for the Vandervoort Farm was submitted by Harry Fine. It was moved and supported that the plat be tentatively approved.

Motion carried.

It was moved and supported that we recommend to the City Council that authorization be given to the City Assessor to prepare an Assessor's Plat of Outlot B of Colonial Village No. 2 (except the north 6 feet thereof).

Motion carried.

It was moved and supported that the Chairman of this Commission discuss with the President of the Board of Education the subject of cooperation as to the responsibility of the two boards in regard to planning.

Motion carried.

VICTOR G. LEYRER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings June 2, 1955

June 2, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Leadley, Obrecht, Oswald, and Teel—6.

Alderman Klock. (Council Committee.)

Absent—Commissioners Froh, Kowalski, and Thornton—3.

Aldermen Bradshaw and Stabler. (Council Committee.)

The proceedings of the regular meeting of May 5, 1955, were approved.

Mr. L. E. Morden appeared before the Commission in support of the rezoning of property at 1019 W. Kalamazoo St. It was moved and supported that we recommend to the City Council that the petition by L. E. Morden to rezone the South 3 rods of the North 9 rods of the East 2 rods of Lot 10, Block 9, and the East 35 ft. of the North ½ of Lot 10, Block 9, in Bush, Butler and Sparrow's Addition to the City of Lansing, (1019 W. Kalamazoo St.) from "C" Two Family Residence District to "E-1" Drive-In Shop District, be granted, and that the matter of no parking from Logan St. to 125 ft. East of Logan St. on both sides of W. Kalamazoo St. be referred to the Traffic Commission.

Motion carried.

Mr. Edward C. Trowbridge explained the request for rezoning of his property at 5030 S. Cedar St. It was moved and supported that the petition be tabled, pending receipt of an overall development plan of this property.

Motion carried.

It was moved and supported that we recommend to the City Council that Lot 74 & Lot 75, except the South 5 ft. of the East 50 ft. thereof, and the West 113 ft. of Lots 76, 77, 78, 79, 80, and the West 10 ft. of Lot 61 and the West 10 ft. of the North 40 ft. of Lot 60, be rezoned from "A" One Family Residence District to "B" One Family Residence District, and that the South 5 ft. of the East 50 ft. of Lot 75 and the East 50 ft. of Lots 76, 77, 78, 79, 80 and all of Lots 55, 56, 57, 58, 59, 60, & 61, except the West 10 ft. of Lot 61 and the West 10 ft. of the North 40 ft. of Lot 60, all in Maple Hill Sub., be rezoned from "A" One Family Residence District to "J" Parking District, (3829 S. Cedar St.) providing for a 3-foot shrubbery planting on the East and South property lines of the "J" Parking area.

Motion carried.

Mrs. Donald McKim discussed the tentative drawings of the proposed Penn-Way No. 2 Sub. and the Pleasant Ridge Sub. No. 4. It was moved and supported that the tentative plat of Penn-Way No. 2 Sub. be tentatively approved.

Motion carried.

It was moved and supported that the tentative plat of Pleasant Ridge Sub. No. 4 be tentatively approved.

Motion carried.

Mr. Don Foote discussed with the Commission the drawings of the tentative plat Shirann Sub. It was moved and supported that the tentative plat of Shirann Sub. be tentatively approved.

Motion carried.

After some discussion on a report regarding the effect of a proposed building and use thereof for a service garage by the United States Post Office Department on property beginning 20 ft. East of the

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Northwest corner of Lot 14 of Assessor's Plat No. 43, thence East 100 ft., thence South to the South line of said Lot 14, thence West 100 ft., thence North to the place of beginning, upon the character of the neighborhood, traffic conditions, public utility facilities, and other matters pertaining to the general welfare, it was moved and supported that a report be sent to the City Council as follows:

Effects of such Building and Use upon the Character of the Neighborhood: The presence of a service garage on this property would adversely affect the character of the residential neighborhood, which surrounds this property on three sides, unless adequate fencing and landscaping were installed and maintained in the 20 ft. strip between Maplewood Ave. and the property proposed to be used for a service garage.

Effects of such Use upon Traffic Conditions: If auto and truck traffic generated by the service garage were confined to the property proposed for the service garage and to the accessory property to the East with egress and ingress confined to S. Cedar St., the traffic problem created would not be desirable. If truck traffic from the proposed service garage and its accessory uses spills out onto Maplewood Ave., this traffic would place undue hardships and hazardous conditions upon the residential property owners along Maplewood Ave. and surrounding residential streets which are too narrow, and, therefore, undesirable for truck traffic. At the same time no employee parking is provided on the property and would not be desirable on surrounding residential streets.

From a pedestrian viewpoint, the auto and truck traffic generated by the proposed service garage would be very dangerous, especially to school children, both along Maplewood Ave. and S. Cedar Street.

Effects of such Use upon Public Utility Facilities: Public utility facilities are available and adequate to serve the needs of a service garage on this property. S. Cedar St. is constructed and is adequate in width for truck traffic but Maplewood Ave. and surrounding residential streets were not constructed for continuous heavy truck traffic, however, the specified majority of truck traffic from the service garage will be from light or medium weight vehicles.

Other Matters Pertaining to the General Welfare: Market and assessed valuations of the residential properties in this area would be adversely affected over a period of time with a resultant loss in property taxes if the residences are not insulated by adequate fencing and landscaping from the proposed service garage. From a city appearance standpoint, this would also seem to be necessary.

Motion carried.

It was moved and supported that a communication be sent to the Building Commissioner advising him that a 3 foot masonry wall from the level of the parking lot be provided on the East and North sides of Lot 42—Northlawn Sub., owned by Arthur Klepper and zoned "J" Parking District to complete for use as a parking lot.

Motion carried.

It was moved and supported that a communication be sent to the Building Commissioner advising him that a properly treated redwood or cedar louvered type of fence with louvers or boards perpendicular to the ground, with the top of the boards cut at a 45 degree angle at a height of 5 ft. 6 in. be provided on the North line of Lot 8—Block 138, owned by Auto-Owners Insurance Co. and zoned "J" Parking District to complete for use as a parking lot.

Motion carried.

The meeting adjourned at 10:50 P.M.

VICTOR G. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, July 7, 1955

July 7, 1955
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Kowalski, Leadley, Obrecht, Oswald, Teel, and Thornton—6.

Alderman Klock. (Council Committee.)

Absent—Commissioners Brisbin, Crego, and Froh—3.

Aldermen Bradshaw and Stabler.. (Council Committee.)

The proceedings of the regular meeting of June 2, 1955, were approved.

Mr.. Thomas Smith appeared before the Commission to discuss the rezoning of his property in the 2600 Block of S. Cedar Street. After considerable discussion, it was moved and supported that the petition by Thomas I. Smith to rezone Lots 174 and 175, South Parkwood Sub., (2600 Block of S. Cedar Street, East Side) from "A" One Family Residence District to "F" Commercial District, be tabled.

Motion carried.

It was moved and supported that the petition by Martin Block Corp. to rezone Lots 385, 386, and 387, Excelsior Land Company's Sub., (900 Block of McCullough Street) from "B" One Family Residence District to "H" Light Industrial District, be taken from the table.

Motion carried.

It was moved and supported that we recommend to the City Council that Lots 385 and 386, Excelsior Land Company's Sub., (900 Block of McCullough Street) be rezoned from "B" One Family Residence District to "H" Light Industrial District, and that Lot 387, Excelsior Land Company's Sub., remain in its present zoning classification.

Motion carried.

Commissioner Kowalski was excused from the meeting.

It was moved and supported that we recommend to the City Council that Cowles Street be vacated from Albert Street to the Grand Trunk Railroad, provided this vacating is approved by the City Attorney.

Motion carried .

It was moved and supported that we recommend to the City Council that no action be taken on the closing of the alley to through vehicle traffic, between St. Joseph and Hillsdale Streets in the 1300 Block, until such time as 100% of Property Owners abutting are in favor of it.

Motion carried.

It was moved and supported that we recommend to the City Council that the alley running North and South between Maplewood and Herbert Streets, from Norman Street North to the intersection with the East and West alley, be vacated but retain any utility rights that are existing.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Shirann Sub. be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Pleasant Ridge Sub. No. 4 be approved.

Motion carried.

It was moved and supported that the annual dues of the Commission members and staff to the Michigan Society of Planning Officials be paid.

Motion carried.

A letter from the Community Services Council, regarding appointment of delegates for the year beginning July 1, 1955, was read.

It was moved and supported that Commissioner Bribin again be appointed the Commission's delegate, and the Director the staff delegate to the Community Services Council.

Motion carried.

The proposed contract between the City Plan Commission and Ladislas Segoe & Associates, Planning Consultants, was read and discussed. It was moved and supported that the Chairman be authorized to sign the contract after approval by the City Attorney.

Motion carried.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYRER, Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, August 4, 1955

August 4, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Commissioners Brisbin, Froh, Leadley, Obrecht, Oswald, and Teel—6.

Alderman Klock. (Council Committee.)

Absent—Commissioners Crego, Kowalski, and Thornton—3.

Aldermen Bradshaw and Stabler. (Council Committee.)

The proceedings of the regular meeting of July 7, 1955, were approved.

Chairman Obrecht officially welcomed Mr. Daniel Moore, who recently joined the Planning Staff as Senior Planner.

Mrs. Rosella Winnicki appeared before the Commission in favor of her petition to rezone property at the southeast corner of Thomas and Turner Streets. It was moved and supported that we recommend to the City Council that the petition by Rosella M. Winnicki to rezone Lot 127, North Gardens Sub., (southeast corner of Thomas and Turner Streets) from "A" One Family Residence District to "C" Two Family Residence District, be not granted because the establishment of a "C" Two Family Residence District in this area would be "spot" zoning as the property is completely surrounded by "A" One Family Residence District zoning.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Andy and Virginia Spadafore to rezone Lots 223, 224, and 225, Leslie Park Sub., (200 Block of S. Fairview) from "B" One Family Residence District to "D-M" Multiple Dwelling District, be not granted because the requested rezoning would be in compatible to the "B" One Family Residence District zoning which surrounds this property on all four sides and constitutes a request for "spot" zoning.

Motion carried.

It was moved and supported that we recommend to the City Council that Lots 54, 55, and 56, Brown's Sub., (700 Block of S. Francis Avenue) owned by Oceola Jackson, remain in its present zoning classification because the petitioner is no longer interested in a change in zoning classification.

Motion carried.

Mr. W. S. Beden appeared in behalf of his petition to rezone property at 419 S. Walnut Street. It was moved and supported that we recommend to the City Council that the west 89 ft. of Lot 9, Block 138, be rezoned from "D" Apartment District to "E" Apartment-Shop District, and that the east 43 ft. of the west 132 ft. of Lot 9, Block 138, be rezoned from "D" Apartment District to "J" Parking District, providing for a properly treated redwood or cedar louvered type of fence, with louvers or boards perpendicular to the ground with the top of the boards cut at a 45-degree angle at a height of 5 ft. 6 in., on the north line of the east 43 ft. of the west 132 ft. of Lot 9, Block 138, when zoned "J" Parking.

Motion carried.

Mr. S. N. Corey appeared before the Commission in behalf of his petition to rezone property in the 1700 Block of S. Cedar Street. It was moved and supported that we recommend to the City Council that the petition by S. N. Corey to rezone all that part of Lots 53, 54, and 55, Reo Park Addition, lying west of the west line of U. S. No. 127, Cedar Street, (1700 Block of S. Cedar Street) from "C" Two Family Residence District to "F" Commercial District be not granted because

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the requested rezoning is incompatible to existing zoning in this block and is surrounded on four sides by "C" Two Family Residence District zoning. The use of the property for the stated purpose would cause traffic congestion, and lot coverage by the proposed building leaves insufficient off-street parking area. Such rezoning would act to defeat the purpose for which Cedar Street, at great expense, was made a limited-access highway.

Motion carried.

Messrs. Harvey Cochrane and Harold Davis represented the petitioner for the rezoning of property at 1017 N. Washington Avenue. It was moved and supported that we recommend to the City Council that the east 81 ft. of the south half of Lot 3, Lot 4, and the north half of Lot 5, Block 41, be rezoned from "D" Apartment District to "E" Apartment-Shop District, and that the west 64 ft. of the east 145 ft. of the south half of Lot 3, Lot 4, and the north half of Lot 5, Block 41, be rezoned from "D" Apartment District to "J" Parking District, provided the west 20 ft. of the south half of Lot 3, Lot 4, and the north half of Lot 5, Block 41, be deeded to the City for alley purposes, and that a 5 ft. shrubbery screening be provided on the south side of the west 64 ft. of the east 145 ft. of the north half of Lot 5, Block 41, when it is zoned for "J" Parking.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Penn-Way No. 2 Sub. be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that Davis Street, north of Moores River Drive, be vacated.

Motion carried.

A letter from Mr. John Eliasohn, attorney for Mr. Edward C. Trowbridge, regarding the property at the northwest corner of Jolly Road and S. Cedar Street, was read, and it was suggested that the staff give further study to an overall plan for this property.

It was moved and supported that the Secretary be directed to address a letter to the Chamber of Commerce expressing the interest of this Commission in the development of Metropolitan Planning and asking to be advised of any way in which the Commission can be of assistance.

Motion carried.

The meeting adjourned at 10:15 P.M.

VICTOR G. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, Sept. 1, 1955

September 1, 1955
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Froh, Kowalski, Leadley, Obrecht, and Thorton —6

Alderman Klock. (Council Committee)

Absent—Commissioners Crego, Oswald, and Teel—3

Aldermen Bradshaw and Stabler. (Council Committee)

The proceedings of the regular meeting of August 4, 1955, were approved.

It was moved and supported that we recommend to the City Council that the petition by Roy McPherson to rezone Lot 3, except the north 54 ft. thereof, Englewood Park Addition, (726 W. Saginaw St.) from "C" Two Family Residence District to "F" Commercial District, be not granted, because this is a request to change an isolated lot from a residential to a commercial zone which makes it a request for spot zoning, a practice which diverts zoning from its true objective. There is land only a short distance to the west and on the same side of Saginaw St., which is zoned commercial and is not now used for this purpose, and which suggests that more commercially zoned land is not needed in this general area.

Motion carried.

It was moved and supported that the petition by Abraham Hasbany to rezone the South half of Lots 17 and 18, Block 1, Morrison Sub., (N.W. Corner of Division and William Sts.) from "C" Two Family Residence District to "F" Commercial District, be tabled.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Abraham Hasbany to rezone the South half of Lots 17 and 18, Block 1. Morrison Sub., (N.W. Corner of Division and William Sts.) from "C" Two Family Residence to "F" Commercial District be not granted because the property requested to be rezoned is at the present time surrounded on three sides by property zoned "C" Two Family Residence District, and the property on the South and fourth side is expected to develop into parking for employees of Oldsmobile Division of General Motors Corporation. Zoning should be accomplished according to a "comprehensive district scheme" and this principle would be defeated if this isolated lot were to be zoned commercial among the existing two family and developing parking district zoning. There is at the present time considerable property in this general area which is already zoned for commercial district use (both sides of W. St. Joseph Street, between Logan Street and Butler Blvd.) but which is not now all being used commercially. This would seem to indicate that at this time there is no need for further commercial zoning in this general area. Furthermore the lot plan submitted indicates that area for on-site parking is very inadequate.

Motion carried.

It was moved and supported that the Director be instructed to study the area in relation to the previous petition and to confer with property owners in the area to the extent that is required in order to present a report to the Commission on the subject.

Motion carried.

It was moved and suppored that the petition by S. N. Corey to rezone Lot 12, Block 2, Hall's South Side Addition, (N.W. Corner of Isbell and Cedar Sts.) from "C" Two Family Residence District to "J" parking District, be tabled.

Motion lost.

It was moved and supported that we advise the City Council that we have no

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authority to act on the petition by S. N. Corey to rezone Lot 12, Block 2, Hall's South Side Addition, (N.W. Corner of Isbell and Cedar Sts.) from "C" Two Family Residence District to "J" parking District, according to Section 10 (A), subsection (1), of the Lansing Zoning Ordinance, which reads as follows:

"Such Parking District shall be contiguous to a "D-M" Multiple Dwelling District or a district of lower zoning classification on at least one side, except for churches and hospitals; Provided, however, that there may be a private driveway, or public alley, or street between such "J" Parking District and any such "D-M" Multiple Dwelling or lower zoning classification."

Motion carried.

Mr. Clayton F. Jennings, Attorney for Sisters of Mercy, operators of St. Lawrence Hospital, appeared before the Commission in favor of the petition to abandon the West 44 ft. of Rose Court. After some discussion, it was moved and supported that the petition be tabled.

Motion carried.

It was moved and supported that we return the petition to open alley, running East and West betwen Bergman Avenue and Jewell Street South of Rita Street to the City Council, advising them that no action is necessary by the City Plan Commission inasmuch as the alley is already dedicated.

Motion carried.

It was moved and supported that the tentative plat of Walter Holmes Road Sub. No. 3 be tentatively approved.

Motion carried.

The staff presented a sketch showing how the City Plan Commission office space could be enlarged to provide reasonably adequate room to carry on the work of the Commission in connecton with the new Master Plan. It was moved and supported that the matter be laid on the table so that it can be worked out with the Engineering Department.

Motion carried.

Mr. Segoe, Planning Conslutant to the City Plan Commission, explained to the Commission some of the procedure in starting to make a new Comprehensive Plan for Lansing and answered questions of the Commssion members.

It was moved and supported that the petition by Edward C. Trowbridge to rezone property at 5030 S. Cedar St., from "A" One Family Residence District to "E-1" Drive-In Shop District, be taken from the table.

Motion carried.

It was moved and supported that the staff confer with all owners of undeveloped properties in the area of the above property and report back to the Commission.

Motion carried.

The meeting adjourned at 10:45 P.M.

Victor G. Leyrer,
Secretary

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, Sept. 1, 1955

September 1, 1955
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Froh, Kowalski, Leadley, Obrecht, and Thorton —6

Alderman Klock. (Council Committee)

Absent—Commissioners Crego, Oswald, and Teel—3

Aldermen Bradshaw and Stabler. (Council Committee)

The proceedings of the regular meeting of August 4, 1955, were approved.

It was moved and supported that we recommend to the City Council that the petition by Roy McPherson to rezone Lot 3, except the north 54 ft. thereof, Englewood Park Addition, (726 W. Saginaw St.) from "C" Two Family Residence District to "F" Commercial District, be not granted, because this is a request to change an isolated lot from a residential to a commercial zone which makes it a request for spot zoning, a practice which diverts zoning from its true objective. There is land only a short distance to the west and on the same side of Saginaw St., which is zoned commercial and is not now used for this purpose, and which suggests that more commercially zoned land is not needed in this general area.

Motion carried.

It was moved and supported that the petition by Abraham Hasbany to rezone the South half of Lots 17 and 18, Block 1, Morrison Sub., (N.W. Corner of Division and William Sts.) from "C" Two Family Residence District to "F" Commercial District, be tabled.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Abraham Hasbany to rezone the South half of Lots 17 and 18, Block 1. Morrison Sub., (N.W. Corner of Division and William Sts.) from "C" Two Family Residence to "F" Commercial District be not granted because the property requested to be rezoned is at the present time surrounded on three sides by property zoned "C" Two Family Residence District, and the property on the South and fourth side is expected to develop into parking for employees of Oldsmobile Division of General Motors Corporation. Zoning should be accomplished according to a "comprehensive district scheme" and this principle would be defeated if this isolated lot were to be zoned commercial among the existing two family and developing parking district zoning. There is at the present time considerable property in this general area which is already zoned for commercial district use (both sides of W. St. Joseph Street, between Logan Street and Butler Blvd.) but which is not now all being used commercially. This would seem to indicate that at this time there is no need for further commercial zoning in this general area. Furthermore the lot plan submitted indicates that area for on-site parking is very inadequate.

Motion carried.

It was moved and supported that the Director be instructed to study the area in relation to the previous petition and to confer with property owners in the area to the extent that is required in order to present a report to the Commission on the subject.

Motion carried.

It was moved and suppored that the petition by S. N. Corey to rezone Lot 12, Block 2, Hall's South Side Addition, (N.W. Corner of Isbell and Cedar Sts.) from "C" Two Family Residence District to "J" parking District, be tabled.

Motion lost.

It was moved and supported that we advise the City Council that we have no

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authority to act on the petition by S. N. Corey to rezone Lot 12, Block 2, Hall's South Side Addition, (N.W. Corner of Isbell and Cedar Sts.) from "C" Two Family Residence District to "J" parking District, according to Section 10 (A), subsection (1), of the Lansing Zoning Ordinance, which reads as follows:

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Motion carried.

Mr. Clayton F. Jennings, Attorney for Sisters of Mercy, operators of St. Lawrence Hospital, appeared before the Commission in favor of the petition to abandon the West 44 ft. of Rose Court. After some discussion, it was moved and supported that the petition be tabled.

Motion carried.

It was moved and supported that we return the petition to open alley, running East and West betwen Bergman Avenue and Jewell Street South of Rita Street to the City Council, advising them that no action is necessary by the City Plan Commission inasmuch as the alley is already dedicated.

Motion carried.

It was moved and supported that the tentative plat of Walter Holmes Road Sub. No. 3 be tentatively approved.

Motion carried.

The staff presented a sketch showing how the City Plan Commission office space could be enlarged to provide reasonably adequate room to carry on the work of the Commission in connecton with the new Master Plan. It was moved and supported that the matter be laid on the table so that it can be worked out with the Engineering Department.

Motion carried.

Mr. Segoe, Planning Conslutant to the City Plan Commission, explained to the Commission some of the procedure in starting to make a new Comprehensive Plan for Lansing and answered questions of the Commssion members.

It was moved and supported that the petition by Edward C. Trowbridge to rezone property at 5030 S. Cedar St., from "A" One Family Residence District to "E-1" Drive-In Shop District, be taken from the table.

Motion carried.

It was moved and supported that the staff confer with all owners of undeveloped properties in the area of the above property and report back to the Commission.

Motion carried.

The meeting adjourned at 10:45 P.M.

Victor G. Leyrer,
Secretary

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings October 6, 1955

October 6, 1955

City Hall Annex

Lansing Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrect, at 7:30 P. M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Kowalski, Leadley, Obrect, Oswald, Teel and Thornton.

Aldermen Bradshaw and Klock. (Council Committee)

Absent—Commissioner Froh.

Aldermen Sidwell and Stabler. (Council Committee)

The proceedings of the regular meeting of September 1, 1955, were approved.

Mr. Victor C. Anderson, attorney for Mr. Herbert T. Graham, and Mr. Graham appeared in favor of the petition to rezone the N. E. Corner of Cavanaugh Road and Glenwood Avenue from "A" One Family Residence District to "D" Apartment District. Mr. Anderson stated that the building will be occupied by one Doctor and one Dentist. He referred to his letter to the committee in which it was agreed that the North 35 ft. of the property would be used for off street parking, and screening as required by the City Plan Commission, around the parking lot would be provided.

It was moved and supported that we recommend to the City Council that the South 85 ft. of Lot 532 Maplehill Subdivision, (N. E. Corner Cavanaugh Rd. & Glenwood Ave.) owned by Herbert Graham, be rezoned from "A" One Family Residence District to "D" Apartment District, and that the North 20 ft. of lot 532 Maplehill Sub. be rezoned from "A" One Family Residence District to "J" Parking District. Providing for properly treated, louvered Redwood or Cedar fence with boards running perpendicular to the ground, 5 ft. 6 in. in height, on the North and West sides of the "J" Parking District area.

Motion carried.

Mr. Albert Eaton appeared on behalf of his petition to rezone the property at 1407 Olds Avenue. After discussion, it was moved and supported that the recommendation to the City Council that the petition by Albert Eaton to rezone Lots 3 and 4 of the Sub. of Out-lot A of Stebbins-Moore Re-Plat of Lots 1 and 2, Block 13, and Lot 2, Block 20, of Townsends Sub. of North part of Section 20, City of Lansing, (1407 Olds Avenue) from "B" One Family Residence District to "E" Apartment-Shop District be not granted because the zoning of a single property to a different classification than the surrounding area to accomodate the owner is not in accordance with the zoning laws.

Motion carried.

Commissioner Crego Arrived.

Mr. Frank Siwek appeared in behalf of the zoning of his property at the N.W. Corner of Gordon and Logan Sts. now in nonconforming use. He stated that his business had been at this location since 1937 and that off-street parking is now needed in connection with this business.

It was moved and supported that we recommend to the City Council that the petition by Frank Siwek to rezone Lot 28, Block 11, Elmhurst Sub. (N.W. Corner of Gordon and Logan St.) from "B" One Family Residence District to "E" Apartment-Shop District, and Lot 29, Block 11, Elmhurst Sub. from "B" One Family Residence District to "J" Parking District be not granted, becanse, the zoning of a single property to a different classiffication than the surrounding area to accomodate the owner is not in accordance with the zoning laws.

Motion carried.

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Mr. Paul Barru appeared before the Commission and explained his plan for ingress and egress to the property to avoid traffic congestion if the property is rezoned for a refreshment stand.

After discussion is was moved and supported that we recommend to the City Council that the petition by Paul Barru to rezone S. 28.43' of Lot 69 and Lots 70 and 71—Banghart's Sub., also property beginning at the S.W. Corner of Lot 71, Banghart's Sub. thence N. 128.43', thence W. 92.4 ft., thence S. 128.43 feet to N. Line of Paynter's heights Sub., thence E. 92.4 ft. to point of beginning. (2300 Block N. Larch St.) from "A" One Family Residence District to "E-1" Drive-in Shop District, be granted becanse the property is in an area of intensive commercial development.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by S. N. Corey to rezone lot 12, Block 2, Hall's South Side Addition (N.W. Corner of Isbell and S. Cedar Sts.,) from "C" Two Family Residence District to "J" Parking District be Granted, providing for a 2 ft. masonry wall along the East side of the property and a properly treated louvered wood fence to a height of 5½ ft. along the North and West sides of the lot, because the proposed parking lot will be needed to serve the proposed grocery store which the owner plans to build across the street on property recently rezoned for that purpose.

Motion carried.

It was moved and supported that we recommend to the City Council that Platt St. between Hazel St. and Elm St. be not vacated, the thorough-fare being a public street not an alley.

Motion carried.

It was moved and supported that we recommend to the City Council that the space for the City Plan Commission offices be enlarged according to the plan prepared by the Senior Planner.

Motion carried.

Dan Moore, Senior Planner, reported on the progress of the work on the Master Plan to date.

After much discussion of some of the problems in case of annexation, it was moved and supported that the staff make a tentative survey of the North West and East areas, for discussion at the October 20 meeting.

Motion carried.

The meeting adjourned at 10:00 P.M.

VICTOR G. LEYRER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings October 20, 1955

Oct. 20, 1955

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P. M.

ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Obrecht, Oswald, and Teel—6.

Alderman Klock. (Council Committee)

Absent—Commissioners Crego, Kowalski, and Thornton—3.

Ald. Bradshaw and Stabler. (Council Committee)

The proceedings of the regular meeting of October 6, 1955, were approved.

The question concerning possible rezoning of areas now under consideration for merger with the City of Lansing having been raised at the previous meeting of the City Plan Commission, the staff presented the present zoning plan of the areas under consideration for annexation. It was the consensus among the members present that, in accordance with the City Plan Commission's present policy and practices, they see no serious problem regarding zoning of property in event of annexation as it may effect present residential, commercial, or inustrial property owners. The staff was instructed to make available to all persons inquiring, all the information presented to the Commission.

It was moved and supported that the above statment be transmitted to the City Council.

Motion carried.

It was moved and supported that the Chairman and Director be requested to present to the City Council a request for the additional staff member recommended by our consultant, Mr. Segoe, as necessary for carrying on the regular work of the City Plan Commission, and the revision of the Master Plan.

Motion carried.

It was moved and supported that the matter of enforcement of the zoning ordinance be referred to the Ordinance Committee of the Commission.

Motion carried.

The meeting adjourned at 9:00 P. M.

VICTOR G. LEYRER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings November 3, 1955

November 3, 1955,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Commissioners Brisbin, Froh, Kowalski, Leadley, Obrecht, Oswald, Teel and Thornton—8.
Aldermen Bradshaw and Klock (Council Committee).
Absent—Commissioner Crego—1.

Alderman Stabler (Council Committee).

The proceedings of the regular meeting of October 20, 1955 were approved.

Mrs. Naomi Davis appeared in behalf of her petition to rezone property at 1517 Lyons Avenue. After discussion it was moved and supported that we recommend to the City Council that the petition by Mrs. Naomi Davis to rezone Lot 5, Block 4, Assessor's Plat No. 28 (1517 Lyons Avenue) from "C" Two Family Residence District to "D" Apartment District be not granted because the establishment of a "D" Apartment District in this area would constitute spot zoning adjacent to "C" Two Family Residence District and "F" Commercial District, used residentially.

Motion Carried.

Mrs. Evelyn Rouse appeared in behalf of her petition to rezone property at 401-03 East Mt. Hope Avenue and 1823 Herbert Street. After discussion it was moved and supported that we recommend to the City Council that the petition by Evelyn Rouse to rezone the South 80 feet of Lot 30, Reo Park Addition (401-03 East Mt. Hope Avenue) from "C" Two Family Residence District to "E" Apartment Shop District and to rezone the North 47 feet of Lot 30 and 31 and the North 36 feet of Lot 32, Reo Park Addition (1823 Herbert Street) from "C" Two Family Residence District to "J" Parking District be granted.

It was then moved and supported that the petition be tabled.

Motion Carried.

Mr. Oswald was excused.

M . Dale H. Griffin and Mr. Sam Street Hughes, his attorney, appeared in behalf of his petition to rezone property at the N.W. corner of Riley Street and Colvin Court. After considerable discussion it was moved and supported that we recommend to the City Council that the petition by Dale H. Griffin to rezone Lot 74 and the East 15 feet of Lot 75, Fairfield Sub. (N.W. corner of Riley Street and Colvin Court) from "B" One Family Residence District to "J" Parking District be granted providing for a 3½-foot masonry wall on the North, East and South sides, the East wall to be 2 feet west of the side walk with low shrubbery in this 2-foot strip.

Motion Lost.

It was moved and supported that the petition be tabled for 30 days.

Motion Carried.

Mr. Clark Harris of the Warren Holmes Co. and Mr. Herbert G. Cooper, realtor, appeared in behalf of the petition to rezone property on the East side of the 800 block of N. Washington Avenue. Mr. Harris presented their building plans stating that parking would be provided for 66 cars. It was moved and supported that we recommend to the City Council that the West 203 feet of property owned by Warren Holmes Co. and described as Lot 10, South 27 feet of Lot 11, North 11 feet of Lot 9, South 93 feet of Lots 1 and 4 and Lot 5, and the North 3 rods of Lots 2 and 3 and Lot 6, Block 52 (800 block of N. Washington Avenue) be rezoned from "D" Apart-

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ment District to "E" Apartment Shop District, and that the East 105 feet of the West 308 feet of this property be rezoned from "D" Apartment District to "J" Parking District.

Motion Lost.

It was moved and supported that the petition be tabled.

Motion Carried.

Mr. Douglas Haggart appeared before the Commission in support of his petition to rezone property at 3824 S. Cedar Street. After considerable discussion regarding the location of the alley it was moved and supported that we recommend to the City Council that the East 120 feet of Lots 14 and 15, Jessop's Home Gardens (3824 S. Cedar Street) owned by Douglas Haggart be rezoned from "A" One Family Residence District to "F" Commercial District, and that the West 44 feet of the East 164 feet of this property be rezoned from "A" One Family Residence District to "J" Parking District and that we further recommend to the City Council that the West 20 feet of these lots, which are not owned by Mr. Haggart, be purchased by the City for alley purposes.

Motion Carried.

It was moved and supported that the director and staff be instructed to formulate a statement of policy for possible adoption by the City Plan Commission regarding alleys and off-street parking in connection with property to be rezoned for commercial use.

Motion Carried.

Mr. Jack Schlaybaugh, real estate broker, appeared in behalf of the petition to rezone property at 2104 S. Cedar Street stating that the Sun Oil Co., prospective purchasers of the property, are willing to deed 20 feet for an alley on the West end of this property and a 10-foot strip on the North end of this property for the widening of Hodge Avenue if the property is rezoned for their use. It was moved and supported that we recommend to the City Council that the petition by Mrs. Burnetta Reilly to rezone the north 160⅛ feet of Lot 1, Block 1, Oak Crest Sub., except the West 40 feet of the North 132 feet thereof (3104 S. Cedar Street) from "A" One Family Residence District to "E-1" Drive-In Shop District be granted, providing the West 20 feet of this property be deeded for alley purposes, and the North 10 feet of the property be deeded for the widening of Hodge Avenue.

Motion Carried.

A letter addressed to the City Council and referred to the City Plan Commission from the present owners of the property at 1017 N. Washington Avenue stating that he does not wish to have this property rezoned, was read. It was moved and supported that the petition by Michigan Retail Hardware Association, prospective purchasers, to rezone the South half of Lot 3, Lot 4, and the North half of Lot 5, Black 41, from "D" Apartment District to "E" Apartment Shop District be tabled, and that the prospective purchasers be contacted regarding withdrawal of the petition.

Motion Carried.

It was moved and supported that the motion to rezone property at 3811 S. Cedar Street adopted on July 6, 1950, be rescinded.

Motion Carried.

It was moved and supported that we recommend to the City Council that the north 26 ft. of lot 71, Maplehill Sub. and the North 26 ft. of property beinning at the North West Corner of Lot 71 Maplehill Sub. thence West 40 ft., thence South 67.5 ft., thence East 40 ft., thence North 67.5 ft., to point of beginning, be rezoned from "A" One Family Residence District to "F" Commercial District providing the East 20 ft. of Lot 71 and the North half of Lot 72 Maplehill Sub. be deeded to the City For alley purposes.

Motion Carried.

It was moved and supported that we recommend to the City Council that Lots 33 and 34 Pleasant Ridge Plat (N. of the N. E. corner of Jolly Rd. & Penn. Ave.) remain in its present zoning classification because the petitioner is no longer interested in further consideration of his petition to rezone this property.

Motion Carried.

It was moved and supported that the matter of opening the public alley on the North side of the 500 Block of East Grand River Ave. be referred to the Commission's Streets Committee.

Motion Carried.

It was moved and supported that the purchase of a new drafting table for the Plan office be authorized.

Motion Carried.

It was moved and supported that the Chairman and Director take the necessary steps to request the approval of the City Council for an extention telephone made necessary by the expansion of the office.

Motion Carried.

Dan Moore, Senior Planner, gave a brief report of the work on the Master Plan to date.

The meeting adjourned at 10:55 P.M.

VICTOR G. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, December 1, 1955

December 1, 1955,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Commssioners Brisbin, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—(7).

Alderman Klock (Council Committee).

Absent — Commissioners Kowalski, and Crego (2).

Aldermen Bradshaw and Stabler (Council Committee).

The proceedings of the regular meeting of November 3, 1955, were approved.

Mr. Robert Winters appeared in behalf of his petition to rezone property at the southeast corner of Clemens and Saginaw Streets. After discussion it was moved and supported that we recommend to the City Council that the petition by Robert Winters to rezone Lots 79, 80 and 81, Adam's Addition, (southeast corner of Clemens and Saginaw Streets) from "B" One Family Residence District to "D" Apartment District be not granted because the establishment of a "D" Apartment District in this area would not be in keeping with the general character of the neighborhood and would constitute "spot" zoning since it would be a small section of "D" Apartment District not satisfactorily backed up by a comprehensive master plan.

Motion carried.

Mr. Alfred Bishop and Mr. Putnam explained to the commission their proposed future program of development at 1212 N. Washington Avenue. It was moved and supported that we recommend to the City Council that the West 50 feet of the South 42 feet of Lot 5 and the West 50 feet of the North 32 feet of Lot 4, Block 32 be rezoned from "C" Two Family Residence District to "E" Apartment-Shop District, and that the East 40 feet of the West 90 feet of the South 42 feet of Lot 5 and the East 40 feet of the West 90 feet of the North 32 feet of Lot 4, Block 32, be rezoned from "C" Two Family Residence District to "J" Parking District wth screening of a properly treated, louvered redwood or cedar fence with boards running perpendicular to the ground, 5 feet 6 inches in height, on the North side of the "J" Parking District, and that the East 75 feet of the South 42 feet of Lot 5 and the East 75 feet of the North 32 feet of Lot 4 and the South 74 feet of Lot 2, Block 32, (1212 N. Washington Avenue) be rezoned from "C" Two Family Residence to "G" Business District because the requested zoning is a logical extention of the existing commercial zone and will provide some off-street parking.

Motion carried.

Commissioner Leadley arrived.

Florence N. Clement appeared before the commission in behalf of her petition to rezone property at 1210 W. Michigan Avenue. After considerable discussion it was moved and supported that we recommend to the City Council that the petition by Florence N. Clement to rezone Lot 16, Block 3, French's Subdivision (1210 W. Michigan Avenue) be granted because there is a considerable number of non-conforming uses, comparable to the requested zoning, in this area and the possibility of consideration for this classification of zoning under the zoning ordinance under the new master plan.

Motion lost.

It was then moved and supported the petition be tabled and a study made of the entire area.

Motion carried.

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Mr. Melvin Barnes appeared before the commission to discuss the zoning in the 4000 Block of South Cedar Street. It was moved and supported that the petition by Ethlyn Trowbridge to rezone Lot 25, Jessop's Home Gardens, except the West 60 feet thereof (4002 S. Cedar Street) from "A" One Family Residence District to "E-1" Drive-In Shop District be tabled for further study by the staff with respect to the adjacent area.

Motion carried.

It was moved and supported that we recommend to the City Council that property owned by Ernest R. Wickham commencing at a point 7.15 feet north of the southeast corner of Lot No. 12, James M. Turner's Subdivision, said point being 50 feet from the centerline of Grand River Avenue as now located measured at right angles, thence northwest on the south property line 33.3 feet, thence northeast 44.4 feet at a right angle to Grand River Avenue to the intersection of the East property line of Lot 12, thence south 55.5 feet on the East line of Lot 12, James M. Turner's Subdivision to the point of beginning be rezoned from "F" Commercial District to "J" Parking District and that property commencing at a point 7.15 feet north of the southwest corner of Lot No. 11, James M. Turner's Sub., said point being 50 feet from the centerline of Grand River Avenue as now located measured at right angles, thence north 55.5 feet on the West line of Lot 11, thence North 33 deg. 06 min. East 105.6 feet, thence southeast 50.0 feet at a right angle, thence southwest 150 feet at a right angle to a point Northerly line of Grand River Avenue 50 feet at right angles from the centerline and southeast 16.7 feet from the point of beginning, thence northwest 16.7 feet on the Northerly line of Grand River Avenue to point of beginning be rezoned from "A" One Family Residence District to "J" Parking District and that property commencing at a point 7.15 feet north of the southwest corner of Lot No. 11, James M. Turner's Subdivision, said point being 50 feet from the centerline of Grand River Avenue as now located measured at right angles, thence north 55.5 feet on the west line of Lot 11, being the point of beginning, thence north 134.93 feet on the west line of Lot 11, thence South 56 deg. 54 min. east 60 feet, thence southwest 105.6 feet to the pont of beginning (2500 Block N. Grand River Ave.) be rezoned from "A" One Family Residence District to "F" Commercial District because the property is adjacent to property zoned "F" Commercial which is too small to adequately allow for the construction of a building with proper set-backs and parking areas, and would allow the satisfactory development of both propetreis.

Motion carried.

Mrs. Naomi Davis again appeared in behalf of her petition to rezone property at 1517 Lyons Avenue. After discussion it was moved and supported that we recommend to the City Council that the petition by Mrs. Naomi Davis to rezone Lot 5, Block 4, Assessor's Plat No. 28 (1517 Lyons Avenue) from "C" Two Family Residence District to "D" Apartment District be not granted because the establishment of a "D" Apartment District in this area would constitute "spot" zoning adjacent to "C" Two Family Residence District and "F" Commercial District, used residentially.

Motion carried.

It was moved and supported that the matter of revision of the "J" Parking Ordinance be referred to the ordinance committee.

Motion carried.

Messrs. Frank Siwek, Junior and Senior, appeared before the Commission in behalf of their petition to rezone property at the northwest corner of Gordon and Logan Streets. It was moved and supported that the petition by Frank Siwek to rezone Lot 28, Block 11, Elmhurst Subdivision (northwest corner of Gordon and Logan Streets) from "B" One Family Residence District to "E" Apartment Shop District and Lot 29, Block 11, Elmhurst Subdivision from "B" One Family Residence District to "J" Parking District be tabled in view of the fact that the City Plan Commission has referred the matter of revision of the "J" Parking section of the ordinance to the ordinance committee.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Dale H. Griffin to rezone Lot 74 and the East 15 feet of Lot 75, Fairfield Subdivision (northwest corner of Riley Street and Colvin Court) from "B" One Family Residence District to "J" Parking District be granted.

Motion lost.

The Chairman ruled that in view of the number of votes in favor of the motion the vote is not conclusive for a recommendation to the City Council.

It was moved and supported, the next meeting of the City Plan Commission be held on December 13, 1955, at 7:30 P.M.

Motion carried.

The meeting adjourned at 11:00 P.M.

VICTOR G. LEYRER,
Secretary.

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OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings, December 13, 1955

December 13, 1955,

Cty Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, LaRoy A. Froh, at 7:30 P.M.

ROLL CALL

Present: Commissioners Brisbin, Crego, Froh, Kowalski, Leadley, Obrecht, Teel and Thornton—8.

Alderman Klock (Council Committee).

Absent—Commissioner Oswald—(1).

Aldermen Bradshaw and Stabler (Council Committee).

The proceedings of the regular meeting of December 1, 1955, were approved.

Commssioner Obrecht arrived.

Mr. Paul Schmidt and his attorney Mr. Sam Street Hughes, appeared in favor of the petition by Dale H. Griffin to rezone property at the northwest corner of Riley Street and Colvin Court. After considerable discussion it was moved and supported, that we recommend to the City Council that the petition by Dale H. Griffin to rezone Lot 74 and the East 15 feet of Lot 75, Fairfield Subd. (northwest corner of Riley Street and Colvin Court) from "B" One Family Residence District to "J" Parking District be granted providing for a 3-foot masonry wall on the North, East and South sides, the East wall to be 2 feet west of the side walk with low shrubbery in this 2-foot strip.

Motion carried.

It was moved and supported that we recommend to the City Council that if the owners of property fronting on the North side of the 500 Block of East Grand River Avenue will deed and improve a 20-foot alley back of the store buildings that the City improve the drive, from Liberty Street to the back of the store properties, owned by the Board of Water and Light, because we believe that the flow of traffic on Larch Street and East Grand River Avenue, and on Cedar Street if extended, is and will be too heavy to make access to the streets from the rear of the stores adviseable.

Motion carried.

After considerable discussion it was moved and supported that we recommend to the City Council that the strip of property between Loraine and Victor Avenue, Schoolview Subd., originally dedicated for a walk way be not vacated, or revert to the abuting property owners at this time because, even though no side walk is to be constructed on this property, it might some time be needed by the City for this or other purposes.

Motion carried.

It was moved and supported, that we recommend to the City Council that the offer of a deed for a 50-foot wide street along the East side of property at 2338 North Grand River Avenue from the industrially zoned property to Grand River Avenue be not accepted because it was the original intention to preserve a continuous buffer strip between Grand River Avenue and property zoned "H" Light Industrial, such a street would be an industrial road way and constitute an infringement on the residentially zoned property, and there is now available access to the property on the access road way deeded and under construction for such purposes.

Motion carried.

It was moved and supported that the matter of the need for an industrial road way in the area North of Grand River Avenue from the Belt Line tracks East, be referred to the streets committee and that their findings be presented to the City Plan Commission.

Motion carried.

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It was moved and supported that the tentative plat of Susan Park, presented by Don Foote, be tentatively approved.

Motion carried.

A proposed statement of policy on alleys and off-street parking in commercial areas was discussed and referred to a special committee, composed of Commissioner Brisbin, chairman, Commissioner Kowalski and Commissioner Thornton, for study and report.

It was moved and supported, that we recommend to the City Council that item (1) of Section 10 (A)—"J" Parking District, Lansing Zoning Ordinance, be amended to read as follows:

Such Parking District shall be contiguous ON AT LEAST ONE SIDE TO EITHER A "D-M" MULTIPLE DWELLING DISTRICT, A DISTRICT OF LOWER ZONING CLASSIFICATION THAN "D-M" MULTIPLE DWELLING, OR A NON-CONFORMING USE OF A MULTIPLE DWELLING, COMMERCIAL OR INDUSTRIAL NATURE. "J" PARKING DISTRICT MAY BE CONTIGUOUS TO CHURCHES AND HOSPITALS IN ANY ZONING DISTRICT; Provided, However, that there may be a private driveway, or public alley, or street between such "J" Parking District and any such "D-M" Multiple Dwelling or lower zoning classification.

Motion carried.

It was moved and supported, that we recommend to the City Council that paragraph 1, section 2—Districts, of the Lansing Zoning Ordinance, be amended to read as follows:

In order to regulate and restrict the location of buildings and other structures and of premises to be used for trade, industry, residence or other specific uses, to regulate and limit the height and bulk of buildings and other structures hereafter erected or altered, to regulate and determine setback building lines and the area of yards and other open spaces, the City of Lansing is hereby divided into districts of which there shall be FIFTEEN (15) known as:

"A-A" One-Family District

"A" One-Family District

"B" Residence District

"C" Two-Family District

"D-M" Multiple Dwelling District

"D" Apartment District

"D-1" Professional Offices District

"E" Apartment Shop District

"E-1" Drive-In Shop District

"F" Commercial District

"G" Business District

"G-2" Wholesale District

"H" Light Industrial District

"I" Heavy Industrial District

"J" Parking District

and that Section 6 (C) Use Regulations, "D-1" Professional Offices District, and Section 14 (B), Height and Area Regulations, "D-1" Professional Offices District, reading as follows:

SECTION 6 (C)

Use Regulations

"D-1" PROFESSIONAL OFFICES DISTRICT

In the "D-1" Professional Offices District no buildings, or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

(1) Any use permitted in the "D" Apartment District.

(2) Offices of civic, professional, religious or charitable organizations.

(3) Offices of Accountants, Architects, Artists, Attorneys, Engineers.

(4) Insurance Agencies.

(5) Real Estate Offices.

(5) Trade Associations.

(7) Offices devoted exclusively to business and management, provided the sale of merchandise on the premises shall not be permitted.

PARKING REGULATIONS: Whenever a structure is erected, converted, or structurally altered for multiple-dwelling purposes, there shall be provided accessible parking space on the lot, either garage or surfaced area, adequate to accommodate one (1) car for each dwelling unit provided in the structure.

Whenever a structure is erected, converted or structurally altered for office use, there shall be provided one accessible parking space for each 300 square feet of office area.

SECTION 14 (B)

Height and Area Regulations

"D-1" PROFESSIONAL OFFICES DISTRICT

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In the "D-1" Professional Offices District the height of buildings, the minimum dimensions of yards and the minimum lot area per family shall be as follows:

HEIGHT: In the "D-1" Professional Offices District no building hereafter erected or structurally altered shall exceed three (3) stories or forty-five (45) feet, except as provided in Section 19 hereof.

REAR YARD: There shall be a rear yard having a depth of not less than twenty-five (25) feet for interior lots nor less than fifteen (15) feet for corner lots, except as provided in Section 19 hereof.

SIDE YARD: On interior lots and for buildings not exceeding two and one-half (2½) stories in height the side yard shall be the same as required in the "C" Two family district and this side yard shall be increased by two (2) feet in width for three (3) story buildings. (See Sections 19 and 20.)

FRONT YARD: There shall be a front yard having a depth of not less than twenty (20) feet to the front line of the building, and not less than twelve (12) feet to the front line of any open porch or paved terrace; provided, however, that:

Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of a corner lot, except that the buildable width of such lot shall not be reduced to less than twenty-five (25) feet. No accessory building shall project beyond the front yard line on either street.

Where lots comprising forty (40) percent or more of the frontage, between intersecting streets, are developed with buildings having an average front yard with a variation in depth of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established, provided, further, that this regulation shall not be so interpreted as to require a front yard of more than fifty (50) feet.

Lot Area Per Family: The lot area requirements for one and two family dwellings shall be the same as in the "C" Two-family District and the same as "D" Apartment District for Multiple dwelling purposes.

be added to the zoning ordinance.

Motion carried.

It was moved and supported that the annual subscription to Planning Advisory Service and Zoning Digest, published by the American Society of Planning Officials, be renewed.

Motion carried.

A letter from Victor C. Anderson regarding a change in building plans at the N.E. corner of Cavanaugh Road and Glenwood Avenue, now zoned "D" Apartment District, was read. It was moved and supported that the Director write a letter to Mr. Anderson advising him of the provisions in the zoning ordinance and the agreement of this Commission to the change of plans within the provision of the zoning ordinance.

Motion carried.

It was moved and supported that further negotiations regarding the possibility of approval of extra hours for the draftsman on urgently needed maps be referred to the Chairman with the power to act.

Motion carried.

Several other items of interest to the Commission were discussed.

It was moved and supported that the petition by Ethlyn Trowbridge to rezone property at 4022 S. Cedar Street be taken from the table.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Ethlyn Trowbridge to rezone Lot 25, Jessop's Home Gardens, except the west 60 feet thereof, (4022 S. Cedar Street) from "A" One Family Residence District to "E-1" Drive-In Shop District, be granted because this property has been a non-conforming commercial use since its annexation to the city, is a logical use of this property, and is a logical location for "E-1" Drive-In Shop District.

Motion carried.

The meeting adjourned at 11:15 P.M.

VICTOR G. LEYRER,
Secretary.

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